

FOR LEASE

WELCOME TO THE PLAZA

BRUSH CREEK
PLACE I

BRUSH CREEK
PLACE II



BRUSH CREEK PLACE

4717 & 4740 GRAND AVENUE
KANSAS CITY, MO 64112



Jones Lang LaSalle Brokerage, Inc. A licensed real estate broker.



PROPERTY OVERVIEW

Brush Creek Place I & II are located within the premier outdoor retail district of Kansas City.

Strategically designed for dynamic and active companies seeking a progressive work environment for a rising generation of innovative young professionals, Brush Creek Place boasts amenities like an in-building cafe, direct access covered parking and walkable access to the Country Club Plaza.



BUILDING FEATURES



Grand Street Café located
inside building lobby



Ample direct access covered
parking 3.6/1,000 ratio



Ride KC Streetcar
access {2025}



4717 (Building I) – 8 Floors

4740 (Building II) – 3 Floors

STACKING PLAN

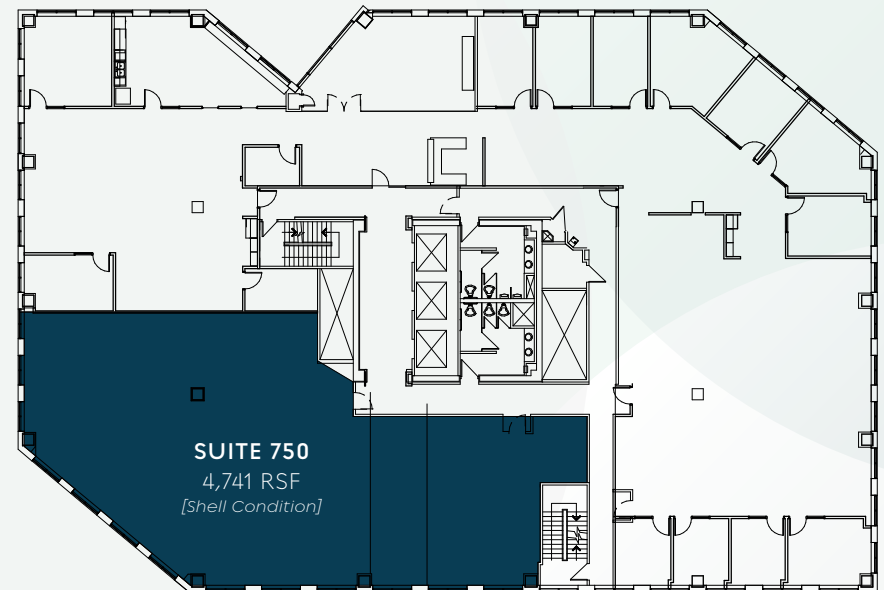
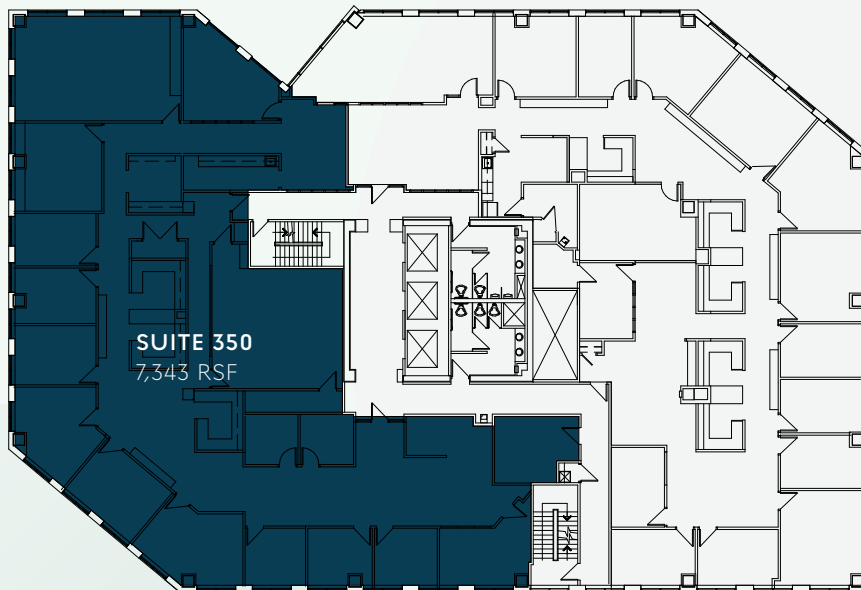
BRUSH CREEK PLACE I



AVAILABILITIES

Suite 350 – 7,343 RSF

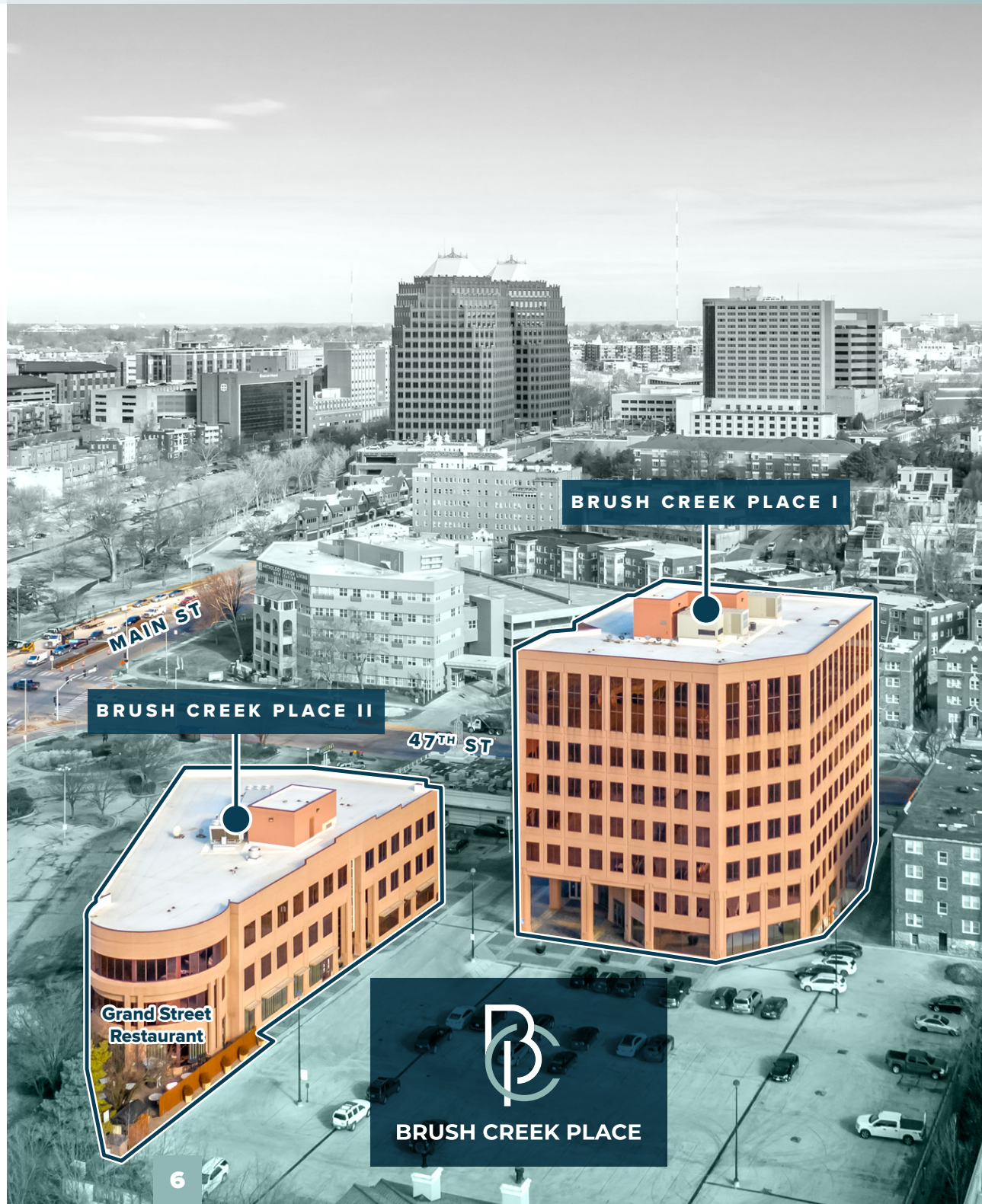
Suite 750 – 4,741 RSF (shell condition)



LOCATION

IN THE CENTER OF KANSAS CITY'S OUTDOOR/RETAIL DISTRICT

- Located within Country Club Plaza, the Property features unparalleled access to some of the Midwest's best retail and dining amenities including more than 800,000 square feet of retailers and a dynamic mix of restaurants.
- The Country Club Plaza attracts over 12 million tourists annually. Hotel options are present throughout the Country Club Plaza.
- Located directly on the Southeast corner of Main Street and 47th Street, the Property offers easy access to Downtown Kansas City and 71 Highway.
- The property is also directly on the recently announced expansion of the KC Street Car line with the Country Club Plaza stop just steps from the Property.
- The Country Club Plaza office submarket is Kansas City's strongest in terms of price per SF and occupancy percentage.



AMENITIES

BRUSH CREEK

COUNTRY CLUB
PLAZA

FUTURE
STREETCAR
STOP

BRUSH CREEK
PLACE I & II

COUNTRY CLUB
PLAZA

47TH ST

WARD PKWY

MAIN ST

BRUSH CREEK PLACE



BRUSH CREEK PLACE

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